
**South Hayward BART/Mission Boulevard Concept Plan
Community Meeting
January 19, 2005**

SUMMARY OF COMMENTS

The following is a summary of the comments made by persons attending the initial community meeting held at Treeview Elementary School on January 19, 2005. Approximately 75 persons attended the meeting. Participants were asked to list those topics or areas that need to be addressed during the study. Comments were generated during a question/answer period hosted by the city manager, as well as from written comments posted on a large map of the study area. Comments made during the question/answer period are indicated by the word “Speaker” following the comments. All other comments should be assumed to be from written responses. Comments, clarifications and questions regarding the planning process and the relationship to larger redevelopment issues are not included in this summary. For the most part, comments are location-specific and are therefore organized under the respective sub-area. More specific locations/parcels are further indicated in square parenthesis. More general comments relating to the entire study area are noted first.

General Comments

- The Study is a opportunity to make improvements to BART facilities, including replacement of the fencing and the pedestrian overpass. Is it possible to build concrete soundwalls along the BART track? (Speaker)
- Concrete soundwalls don’t work – “green” soundwalls filter/reduce noise better. (Speaker)
- The pedestrian overcrossing [at Sorenson] needs improvement, but it is necessary and people depend upon it. (Speaker)
- Underground the utilities (Speaker and repeated twice in written comments)
- Hide parking so that Mission Boulevard is not fronted with only parking lots – similar to what was done at the Albertsons. (Speaker)
- Create more park area in the Tennyson Road area and improve bike and bus connections to BART (Speaker)
- Put apartments above shops along Mission Boulevard – like they do in Europe.
- When will this be accomplished?
- Need for more parkland and recreational facilities

- Parcels on the east side of Mission south of Tennyson are not viable for commercial or retail uses. Put commercial and retail uses on both sides of Mission north of Tennyson.
- Adult day center/services for seniors; healthcare services for low-income seniors
- Area needs a large comprehensive community center run by HARD with classes for all ages.
- Volvo dealership near BART
- Safeway and/or Trader Joe's
- Encourage development, not redevelopment.
- Development along Mission should be attractive and well-landscaped.
- What about widening Mission Boulevard?
- Make zoning consistent so it will be easier to develop and join smaller land for usable land.
- What would be done to help with the already congested Mission Blvd?
- We need more homes for Cal state students; some retail stores and Mission Mall; remove old buildings; [illegible] required funds are there; use the vacant properties; invite new businesses; attract more new home owners

Comments Pertaining to Sub-Areas

Sub-Area #1 – Kmart Site

- Kmart site would make a good dealership site – provide jobs and sales tax.
- Place amusement parks to increase the value of the property.

Sub-Area #2 – North End Mission Boulevard

- Relocate auto paint shops to industrial area.
- Please don't include residential on Jefferson Street.
- Would this be a transit village? [Mission Plaza]
- Good restaurant [SW corner of Sorenson and Mission]
- Remove pedestrian walkway [over BART] at Sorenson Road.
- Improve Sorenson Road – put no parking back on the apartment side of the street and no parking on the turn on to Luvena Drive.
- Alternative access to Bowman School
- The Bowman school site and the Mission frontage property have great potential for rebuilding the school and providing access from Mission.
- Recreation facilities: public park, senior center, community center [Bowman school site]
- Access to Bowman school from Mission thru vacant fruit stand property – relieve traffic on Jefferson Street

- Add a sound wall [along BART] from Sorenson Road to Harder Road. [outside Study Area]

Sub-Area #3 – Jefferson to Tennyson Segment

- Reduce auto dealership [east side Mission]
- Get rid of auto dealership [east side Mission]
- Multi-family residential [east side Mission].
- Mini-shopping mall with garage parking [east side Mission].
- Professional offices; parking in the rear not to be seen from Mission [east side Mission]
- Moreau High School traffic could probably be alleviated in this area. [east side Mission]
- Moreau High School traffic on Calhoun needs to be redirected. [east side Mission]
- Will this affect Moreau High School and St. Clement's church?
- What is appropriate [illegible] to Mission? How many types of uses could work next to five lanes of traffic?
- Post office on Mission
- Commercial development around the BART station and along Mission should cater to local population.
- The sidewalk area and medians along Mission should be attractively landscaped.
- Please put speed bumps on E. 12th St. Cars just fly thru the street; very much needed [outside study area]

Sub-Area #4 – BART Site and Vicinity

- Build a BART parking structure.
- Where should traffic light be to quarry?
- What should setback be from Mission? Section for entire street.
- How is the area tied to the quarry development?
- Can [illegible] density work?
- Retail stores on corner of Valle Vista and Mission – both sides
- Can Caltrans site [adjacent to Perry and Key site] be made to connect from Mission to BART?
- Does BART really need this lot? [eastern lot] It is always/often empty.
- BART transit village [Perry and Key site]
- Medium-density residential [Perry and Key site]
- Shops should be close to housing and BART and provide for a wide range of shopping needs to facilitate car-free living.
- Build an overhead cable car from Cal State to BART.

- High density quality housing near BART; pedestrian friendly with necessity shops nearby such as dry cleaning, mini-market, etc.
- Why is BART site zoned agricultural?
- Bus transportation should be frequent and provide links between areas not serviced by BART.
- Walking and biking trails throughout area leading to BART
- More BART parking to accommodate new homes in Quarry area, etc.
- Housing should be affordable and within walking distance of BART.

Sub-Area #5 – Dixon Road Segment

- Expand Valle Vista Park to seven acres; include recreational fields.
- Low-cost housing; need for certain percentage
- Better, safer sidewalks along Dixon and Valle Vista to BART
- On Dixon, designated school bus stops with crosswalk for kids along street
- Community center and residential area – housing – townhomes
- The Caltrans property and apartment area have good opportunity to bundle for large development site, ie. shopping.

Sub-Area #6 – South End Mission Boulevard

- Quarry area from quarry to Bodega.
- Branch library
- Trader Joe's and other specialty shopping
- Better, safer sidewalks along Mission

Sub-Area #7 – Triangle Site

- Park for small dogs
- Up-scale supermarket: Trader Joe's, Andronico's, Raley's – preferably on Bowling alley site/ (Supported by two other comments)
- Leave bowling alley alone.
- Ice cream parlor overlooking golf course (Supported by one other comment)
- Starbucks drive-thru; nice grocery store
- Tear down this apartment complex and replace it with modern, affordable housing. Presently, it projects a poor city image, particularly to the golfers visiting from neighboring cities.